

**PSTA Site Pre-Submission Meeting  
10:00 a.m., Wednesday, December 14, 2011  
Shady Grove Innovation Center**

**Questions Raised**

1. How much area is needed for the Corridor Cities Transitway?

***Response: As part of an appropriately graded development, MTA will require a 50' right of way. This ROW includes space for a hiker-biker trail. Station and stops vary in size and would be determined upon final design and require coordination with MTA.***

2. Do you a Phase I environmental assessment of the site?

***Response: If the County has any environmental assessments on file the documents will be made available to the successful Offeror during negotiations.***

3. What is your conceptual approach this site's development?

***Response: The County does not have a predetermined conceptual approach to the development of the site. All submittals will be considered based on the criteria outline in the solicitation.***

4. Does the County have plans to expand the Shady Grove Innovation Center?

***Response: The County recently expanded the Shady Grove Innovation Center. There are no plans for further expansion.***

5. Does the County have a structure under which this development will move forward?

***Response: The County does not have a predetermined structure. Thus, the County is open to developer ideas. All submittals will be considered based on the criteria outline in the solicitation.***

6. Are there environmental issues regarding the site?

***Response: If the County has any environmental assessments on file the documents will be made available to the successful Offeror during negotiations***

7. Will any of the buildings need to remain on the site?

***Response: No buildings are expected to remain as part of the solicitation.***

8. Are there cell phone or other leases pertaining to the site?

***Response: The leases are available for review here:***

***<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/DREAMS/revenueleases.asp>***

9. Will the County be removing any of the current improvements?

***Response: Demolition or removal of improvements is expected to be part of the negotiations with the successful Offeror***

10. What high school serves the site?

***Response: <http://gis.mcpsmd.org/gis/ServiceAreaMaps/WoottonHS.pdf>***

11. Are there any easements pertaining to the site?

***Response: Any existing easements will be identified prior to negotiations with the successful Offeror.***

12. Will the County assist in the entitlement process?

***Response: Terms and level of involvement of County staff in the entitlement process will be negotiated with the successful Offeror.***

13. What will be the process for evaluating proposals?

***Response: The criteria for evaluating the proposals are found in the text of the solicitation.***

14. Is there a metes and bounds survey of the PSTA site?

***Response: Any surveys of property in possession of the County will be provided to the successful Offeror during negotiations.***

15. How should offerors address the County's affordable housing initiatives?

***Section II of the RFP lists the project goals for the PSTA. Specifically, one of the goals is to "provide a housing mix that supports the County's housing initiatives."***

***In addition, specific goals contained in the Housing Element of the General Plan include: (1) making housing affordable to low, moderate, and middle income households a priority in all parts of the County; and (2) encouraging neighborhood diversity with a range of unit sizes, types, and occupancy (Including rental and ownership options);***

***Solicitations should include strategies that meet the Great Seneca Science Corridor Mast Plan, Smart Growth Initiative and County housing goals and objectives.***

16. Please clarify the need to submit a proposed land use plan with the Phase I RFP response:

Section I of the RFP reads, in part (emphasis ours):

*Responses to this two-phase Request for Proposal for the PSTA site should, **in Phase I demonstrate a concept** that is consistent with, and complementary to, the County's vision and goals for development of the PSTA, as described here, and in Section II, Project Goals. **Concepts should reflect a walkable, high-density housing community**, including such Smart Growth attributes as a central civic green, and higher density development adjacent to the future Corridor Cities Transit station.*

However, Section VI Submission Requirements reads, in part :

*C. Conceptual Approach & Methodology: Submissions should include a **conceptual approach** and methodology for project implementation. **This narrative** should describe the Offeror's methods and approach for engaging both the County and Stakeholders to create a feasible, high quality, development that advances the goals described in this RFP.*

*D. Vision: Offerors should provide a **brief statement of their own specific concept**, how it meets the County's Project Goals (see Section II), and how it advances the vision of the Great Seneca Science Corridor Master Plan and objectives of the County's Smart Growth Initiative.*

It is unclear whether Phase I submission requirements include a concept plan, or concept narratives. Please clarify.

***Response: The initial Phase I should include narrative as the primary for explaining the visions and conceptual approaches to the project. Illustratives and concept land use plans may be helpful in lustrating the narratives, but not required.***

17. Please clarify the expectations of the County, if any, to Offerors submitting concept plans based upon Standard or Optional Method Development, or both.

***Response: The property is zoned CR. As such, it is anticipated that the optional method would be necessary to comport with the master plan vision.***

18. Section V of the RFP indicates the LOI will govern 'properties proposed for sale'. Will the County consider disposal of the property (in whole or part) by another means, such as a long term ground lease?

***Response: Yes, the County will consider all proposed dispositions either in whole or in part.***

19. Section V of the RFP indicates the LOI that there may be 'offsets' to appraised value. Please identify one or more of such potential 'offsets'.

***Response: Offsets may include any miscellaneous items that come up during negotiations with the selected Offeror. An example of an offset would be the delivery of the site 'as is' as opposed to cleared with all structures removed prior to transfer.***

20. Under 'Additional Phase I Submission Requirements', Project Team experience, experience with public/private partnership appears to be limited to 'completed projects'. Will the County consider as relevant experience public/private partnerships that are presently under construction?

***Response: Yes.***

21. Under 'Additional Phase I Submission Requirements', existing commitments of the Project Team are to be identified. Please indicate if identification of all commitments are to be identified, or only those commitments of the offices and personnel responsible for the management of the PSTA development. For example, would the County expect an engineer to identify a power generating plant being planned in Singapore?

***Response: It is expected that the offering teams disclose existing commitments as they relate directly to the ability of the team to fulfill the requirements of this solicitation. Other commitments of respective companies and firms that do not relate to this project specifically or the ability to fulfill the expectations of the County are not relevant and not required to be disclosed.***